



## TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

Current Planning  
731 South Fourth Street  
Las Vegas, Nevada 89101

February 28, 2006

### RE: Variance of Parking Standards

On behalf of Triple Five Development, please accept our application for a variance to the parking standards of the Development Code Title 19.

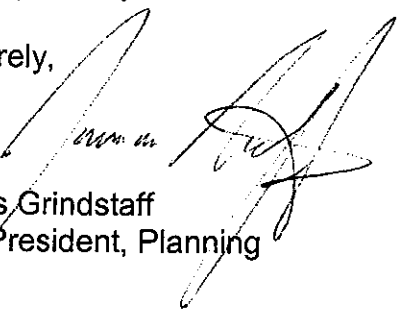
We are requesting a variance to provide 2,404 spaces where 2,440 are required, (reduction of 36 spaces or a 1.4% reduction. The Village Square shopping Center has a theatre, which has its greatest amount of demand on Weekends all day and in the evening during the week. In addition, we have over 80,000 square feet of office uses that are used almost exclusively 9- 5 Monday through Friday. Thus, when the higher demand for the offices and the theatre exist the offices are empty. Additionally, we have several of the retail businesses that are of the "Mom and Pop" variety and close before 7pm. Lastly, for example if this center were in Henderson or Clark County we would be required to provide parking at a single rate of 4 cars per 1,000 square feet of building. This center would only be required to provide 1,703 spaces thus we would be over parked by 701 spaces.

The reason the other municipalities have a shopping center calculation is that they recognize that shopper to a large center generally make multiply stops and are not adding to the car count when they visit other shops.

We feel all these factors together, along with the fact that we are requesting only a 1.4% reduction in parking should warrant the approval of this variance.

Thank you for your time and efforts in reviewing our application.

Sincerely,

  
James Grindstaff  
Vice-President, Planning

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FEB 28 2006

**VAR-12102**  
**06-08-06 PC**